



**89 OAKFIELD ROAD**  
SELLY PARK, BIRMINGHAM B29 7HL

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 89 OAKFIELD ROAD

# £825,000

SELLY PARK

A characterful period semi-detached house in a well-regarded road, offering substantial accommodation and occupying a south facing plot of around a quarter of an acre.

### Situation

The property is situated in a popular and pleasant residential road and within the Selly Park Conservation Area. Selly Park lies some 3 miles to the south of Birmingham City Centre which is easily accessed via the nearby A441 Pershore Road. The property is ideally located for Birmingham University which is around a mile distant, and the Queen Elizabeth Hospital is approximately a mile and a half away.

### Description

89 Oakfield Road is a late Victorian semi-detached house of considerable stature. Totalling an impressive 3,924 sq ft (265 sq m) set over three floors (plus cellar), this substantial house is in need of some general modernisation but offers fantastic scope to create a beautiful family home.

The property is entered via double front doors set beneath an attractive porch canopy. The reception hall has partial original Minton tiled flooring, a door beneath the stairs leads down to the cellar, and there is a guest cloakroom WC.

There are two substantial reception rooms, the larger of which is an elegant sitting room with two Gothic arched sash windows to the front and glazed double doors to the rear, opening into the large lean-to conservatory which opens out to the garden. There is a feature fireplace with coal effect gas fire. The second reception room is currently a dining room and has a wide bay window to the front and fireplace with flame effect electric fire.

The breakfast kitchen has a sash window to the rear and is fitted with white gloss fronted base and wall

units with white acrylic work-tops, space for dishwasher and fridge/freezer, Belling range style cooker. Off the kitchen is a pantry/utility room with space and plumbing for a washing machine and tumble dryer. A further door off the kitchen leads to a covered side passage which in-turn leads to the garage and several stores.

On the first floor are three main double bedrooms plus a further bedroom with dressing room off situated over the garage (and with a separate stair access from the garage). The house bathroom is also situated to this side of the house and has bath, wash basin, and airing cupboard. There is an adjacent separate WC.

On the second floor are two further double bedrooms, one to the front and one to the rear.

### Outside

To the front of the house is a tarmac driveway providing off road parking for two or three cars. There is a garage with timber double doors for further parking. To the rear is a lovely large south-facing garden with paved patio, extensive lawns, and mature borders providing additional greenery and excellent screening. We have measured the total plot to be in the order of 0.23 acre.

### General Information

**Tenure:** The property is understood to be freehold.

**Council Tax:** Band F.

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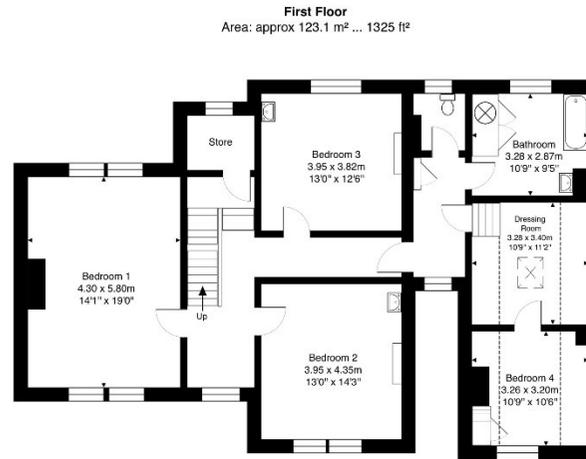
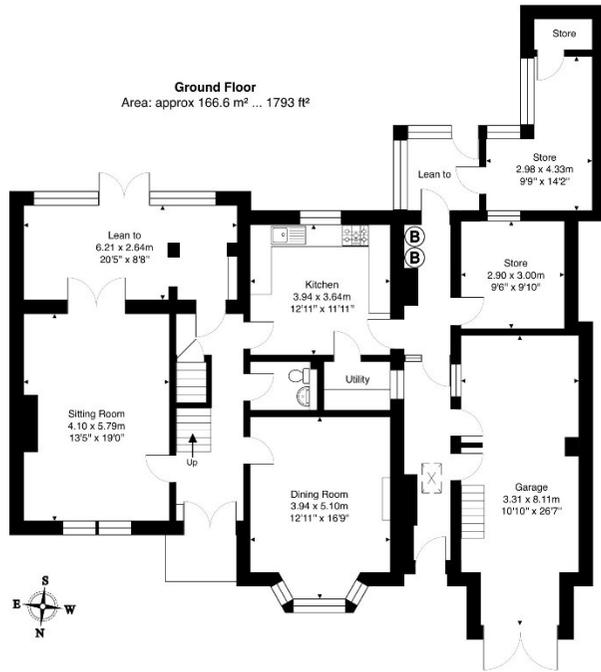




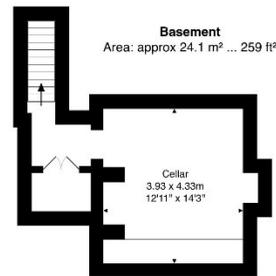
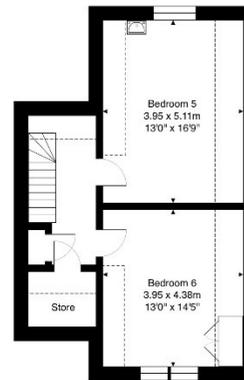
To view this property call Robert Powell on **0121 454 6930**

89 Oakfield Road, Selly Park, B29 7HL.

Total Area: approx 364.5 m<sup>2</sup> ... 3924 ft<sup>2</sup>



**Second Floor**  
Area: approx 50.8 m<sup>2</sup> ... 547 ft<sup>2</sup>



All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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